

**MINUTES OF THE MEETING OF THE BOARD OF VARIANCE
OF THE REGIONAL DISTRICT OF NANAIMO
HELD DECEMBER 13, 2017 AT 4:00 P.M. IN THE COMMITTEE ROOM
AT 6300 HAMMOND BAY ROAD, NANAIMO, BC**

Those in attendance: David Wiwchar, Chair
 Doug Holme, BOV Member
 Leigh Mathews, BOV Member
 Jeremy Holm, Manager Current Planning
 Bev Farkas, Recording Secretary

The meeting was called to order at 4:00 p.m. with D. Wiwchar presiding.

D. Wiwchar detailed the selection and structure for the Board of Variance and introduced the other Board members and staff. Excerpts of the *Local Government Act* were read and the grounds upon which an appeal may be granted were explained.

PL2017-123 1964 Gull Road

Notification of the appeal was given to the owners and occupiers of all real property located within 50 m of the property about which this appeal was being heard. There has been one response received from a neighbour at 3500 Bluebill Place in opposition. In addition, the applicants provided written support from four neighbours.

Mr. and Mrs. Sollenius were in attendance, D. Wiwchar asked them to speak to the appeal.

Mr. Sollenius stated that the renovation is considered minor and that the BC Building Code Board of Appeals has approved their request for measurement from the building to the centre of the road and they are now hopeful to proceed with the Building Permit process. Mr. Sollenius added that the carport will be filled in but will be the same dimension as the current structure, the roofline of the kitchen addition will slope downward and there will be no increase in height.

Consideration of Appeal

PL2017-123 1964 Gull Road

It was moved and seconded that:

“That, as the Board of Variance finds undue hardship and is of the opinion that the request constitutes a minor variance:

the appeal submitted by Lars and Carol Sollenius, requesting that the minimum setback requirement for the other lot line along Gull Road be reduced from 5.0 m to 0.0 m, as shown on the attached plan, be **GRANTED.”** **CARRIED UNANIMOUSLY**

MINUTES

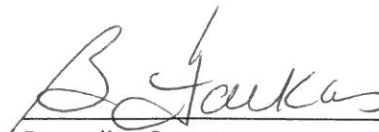
It was moved and seconded that the minutes of the Board of Variance meeting held November 8, 2017 be approved. **CARRIED UNANIMOUSLY**

ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 4:10 pm. **CARRIED UNANIMOUSLY**



Chairperson



Recording Secretary

BOARD OF VARIANCE

Dated: December 13, 2017

APPEAL NO.: PL2017-123
OWNER: Lars and Carol SOLLENIUS
LEGAL: Lot 52 District Lot 78 Nanoose District Plan 15983
CIVIC: 1964 Gull Road Nanoose Bay
ELECTORAL AREA: 'E'

In regards to the above, the Board made the following decision at its meeting held on December 13, 2017

"That, as the Board of Variance finds undue hardship and is of the opinion that the request does constitute a minor variance:


the appeal submitted by Lars and Carol Sollenius, requesting that the minimum setback requirement for the other lot line along Gull Road be reduced from 5.0 m to 0.0 m, as shown on the attached plan be **granted**.

And that as per the *Local Government Act*, construction must be substantially started within two years from the date of this order.

And that the following section of the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" be varied:

| Section No. | Bylaw Requirements |
|-----------------------|--|
| <i>Section 3.4.61</i> | <i>Minimum Setback Requirements Other lot line – 5.0 m</i> |

And further that this variance shall apply to subsequent owners of the land.


Chairperson

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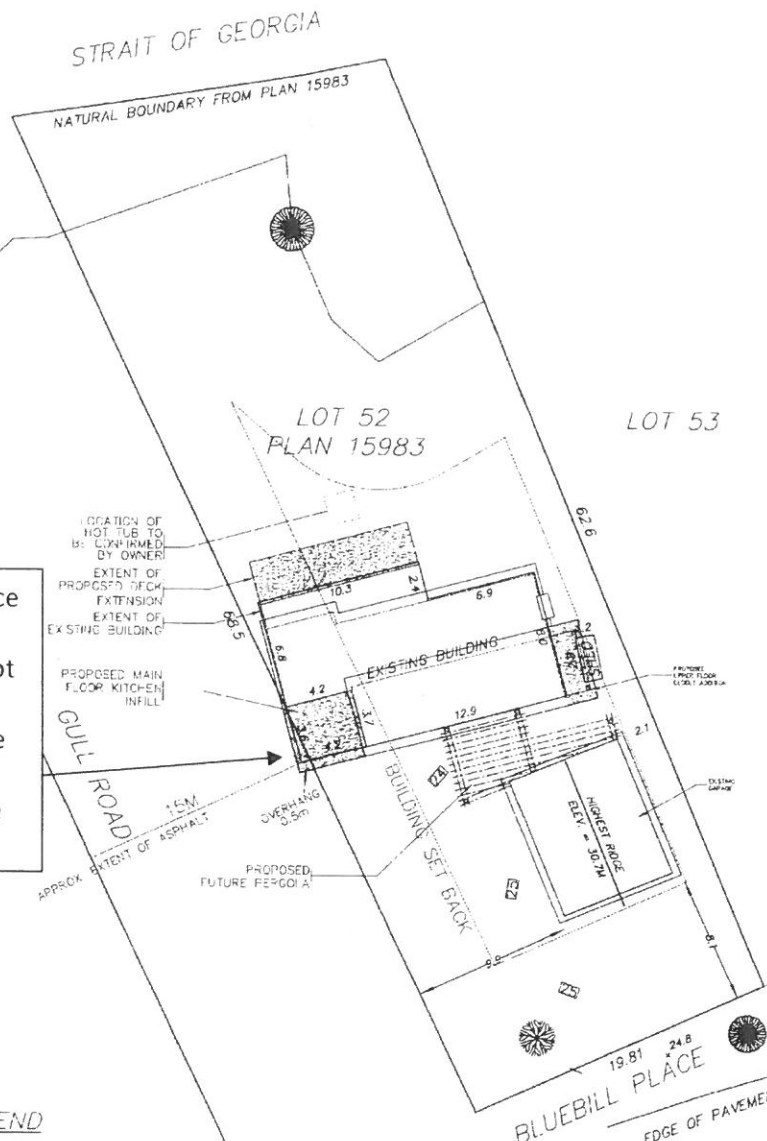
The Board of Variance is established by Regional District of Nanaimo Bylaw 1621 and operates independent of the Board of the Regional District of Nanaimo.

**Board of Variance Application No. PL2017-123
Attachment 2
Site Survey**

NOV 27 2017

SITE PLAN OF LOT 52, DISTRICT LOT 78, NANOOSE DISTRICT
PLAN 15983

SCALE 1:300



Variance requested to reduce the minimum setback requirement for the other lot line from 5.0 m to 0.0 m. to accommodate the enclosure of an existing carport and a kitchen extension above the carport.

LEGEND

- Denotes Spot Elevation
- Denotes Top of Bark
- Denotes Arbutus Tree
- Denotes Fir Tree

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DRAWING FILE: 14-002 Site.dwg

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